

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by LAWTON LLC to ENTERPRISE BANK AND TRUST COMPANY, dated September 22, 2021, and recorded with the Essex South District Registry of Deeds in Book 40302, Page 341, of which mortgage ENTERPRISE BANK AND TRUST COMPANY, with a place of business at 222 Merrimack Street, Lowell, Massachusetts 01852, is the present holder, for breach of the conditions contained in said mortgage, namely, failure to make payments when due, for the purpose of foreclosing the same, there shall be sold at Public Auction on Tuesday, August 29, 2023, at 12:00 noon, on the mortgaged premises known as 111 Lawton Avenue, Lynn, Massachusetts, where a flag shall be erected on the day of such sale, the premises described in said mortgage, to wit:

A certain lot or parcel of land with the buildings and improvements thereon situated in Lynn, County of Essex, and State of Massachusetts and being bounded and described as follows:

Southwest by Lawton Avenue, formerly called High Rock Avenue forty-six and 28/100 (46.28) feet;

Northwest by Henry Avenue, one hundred and 28/100 (100.28) feet;

Northeast by land now or late of Beede, fifty-three and 72/100 (53.72) feet, and

Southeast by land now or formerly of Goodridge, one hundred (100.00) feet.

For Mortgagor's Title, see Deed dated June 10, 2019 and recorded with the Essex South District Registry of Deeds in Book 37609, Page 33.

The Mortgaged Premises shall be sold subject to any and all unpaid taxes, charges and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over the mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all leaseholds, tenancies and/or rights of parties in possession, including rights or claims in any improvements and personal property now located on the Mortgaged Premises and installed by current or former owners or occupants. It shall be the bidder's sole responsibility to ascertain all items described in this paragraph, and no representations are made concerning compliance with applicable zoning, subdivision, state and local building, environmental, sanitary or other Federal, State and/or Municipal regulations, utilities, condition or permitted use of the premises, state of title, or otherwise.

TERMS OF SALE:

Cash, cashier's or certified check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts, in the sum of TEN THOUSAND AND 00/100 (\$10,000.00) DOLLARS (the "Initial Deposit"), must be presented at the time and place of the sale in order to qualify as a bidder and shall be tendered by the purchaser at the time and place of sale; the high bidder shall pay an additional deposit to Mortgagee's attorney, Regnante Sterio LLP, 401 Edgewater Place, Suite 630, Wakefield, MA 01880, within five (5) business days of the auction date, in an amount equal to the difference between the ten (10%) percent of the amount of the high bid and the amount of the Initial Deposit; the high bidder shall execute and agrees to comply with the terms of the written Memorandum of Foreclosure Sale upon acceptance of his/her bid; the balance of the bid price shall be paid in cash, cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts, or by federal wire transfer, in or within thirty (30) days after the date of sale. The deed

for the Mortgaged Premises shall be delivered upon receipt of the balance of the purchase price.

The mortgagee reserves the right to postpone the sale to a later date by public proclamation by the mortgagee, its attorney, or its auctioneer at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Sale to be conducted by JSJ AUCTIONS, 45 Exeter Road, P.O. Box 400, Epping, New Hampshire 03042, Auctioneer's License No. 838, Telephone No. (603) 734-4348, Internet: www.jsjauctions.com.

ENTERPRISE BANK AND TRUST COMPANY,
PRESENT HOLDER OF SAID MORTGAGE,
By Its Duly Authorized Attorneys

REGNANTE STERIO LLP

By _____
PAUL G. CROCHIERE, ESQUIRE
401 Edgewater Place, Suite 630
Wakefield, Massachusetts 01880
Telephone: (781) 486-6222